133.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,003,500 / 1,003,500
					USE VALUE:	1,003,500 / 1,003,500
					ASSESSED:	1,003,500 / 1,003,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARMER DON RICHARD &
Owner 2:	SIMMEL LESLIE L
Owner 3:	
Street 1:	141 GLOUCESTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SIMMEL LESLIE L -
Owner 2:	-
Street 1:	141 GLOUCESTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,613 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1622 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11613.000	305,000	7,000	691,500	1,003,500
Total Card	0.267	305,000	7,000	691,500	1,003,500
Total Parcel	0.267	305,000	7,000	691,500	1,003,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 618.53 | /Parcel: 618.5

Legal Description

User Acct 85614

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 12/20/17

!10380!

PREVIOUS ASSESSMENT

Parcel ID 133.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	305,000	7000	11,613.	691,600	1,003,600	1,003,600	Year End Roll	12/18/2019
2019	101	FV	241,200	7000	11,613.	730,000	978,200	978,200	Year End Roll	1/3/2019
2018	101	FV	241,200	7000	11,613.	537,900	786,100	786,100	Year End Roll	12/20/2017
2017	101	FV	241,200	7000	11,613.	514,800	763,000	763,000	Year End Roll	1/3/2017
2016	101	FV	241,200	7000	11,613.	476,400	724,600	724,600	Year End	1/4/2016
2015	101	FV	227,500	7000	11,613.	399,600	634,100	634,100	Year End Roll	12/11/2014
2014	101	FV	227,500	7000	11,613.	390,300	624,800	624,800	Year End Roll	12/16/2013
2013	101	FV	227,500	7000	11,613.	371,900	606,400	606,400		12/13/2012

PRINT

Date	Time
12/11/20	00:41:27

LAST REV

Date	Time
02/12/18	10:15:57

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10380

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMMEL LESLIE L	55149-191		8/11/2010	Convenience	99	No	No		
HARMER RICHARD-	55149-189		8/11/2010	Convenience	99	No	No		
	15737-108		8/1/1984		146,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/1993	447	Manual	1,625					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/20/2017	Inspected	BS	Barbara S
12/1/2017	MEAS&NOTICE	HS	Hanne S
11/13/2008	Meas/Inspect	189	PATRIOT
12/4/1999	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT
7/7/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	85614
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11613		Sq. Ft.	Site		0	90.	0.66	10									691,547						691,500	

Total AC/HA: 0.26660 | Total SF/SM: 11613 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 691,547 | Spl Credit | Total: 691,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29718935
Const Adj.:	0.99989998
Adj $ / SQ:	168.618
Other Features:	77000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441995
Depreciation:	137018
Depreciated Total:	304977

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 1 | HB 1

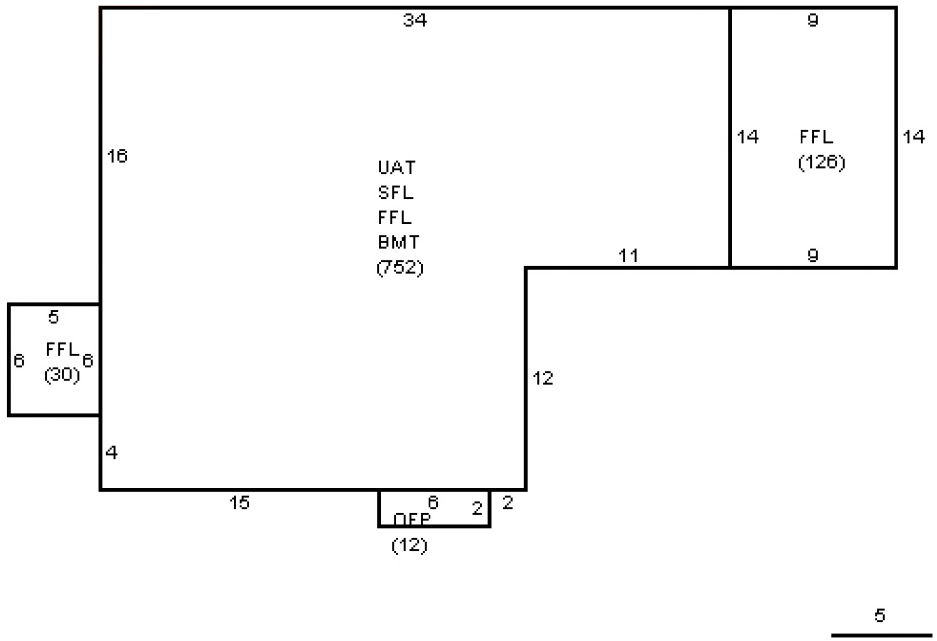
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	908	168.620	153,105
BMT	Basement	752	50.590	38,040
SFL	Second Floor	714	168.620	120,461
UAT	Upper Attic	188	67.450	12,680
OFP	Open Porch	12	44.000	528
	Net Sketched Area:	2,574	Total:	324,814
Size Ad	1622.3999	Gross Are	3176	FinArea 1622

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	185.48
Special Features:	0	Val/Su Net:	118.49
Final Total:	305000	Val/Su SzAd	187.99

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 133.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20X20	G	AV	1940	29.22	T	40	101			7,000			7,000

More: N | Total Yard Items: 7,000 | Total Special Featues: | Total: 7,000